



**CITY OF SUNNYVALE
REPORT
Planning Commission**

June 14, 2004

SUBJECT: **2004-0355:** Application for a 6,048 square foot site located at **769 Mahogany lane** in an R-0 (Low Density Residential) Zoning District (APN: 213-20-046);

Motion **Design Review** on a 6,048 square-foot site to allow a one-story addition to an existing two-story house for a total of 2,777 square feet resulting in 46% FAR (Floor Area ratio) where 45% FAR can be considered without Planning Commission review.

REPORT IN BRIEF

Existing Site Two-Story Single-Family Home

Conditions

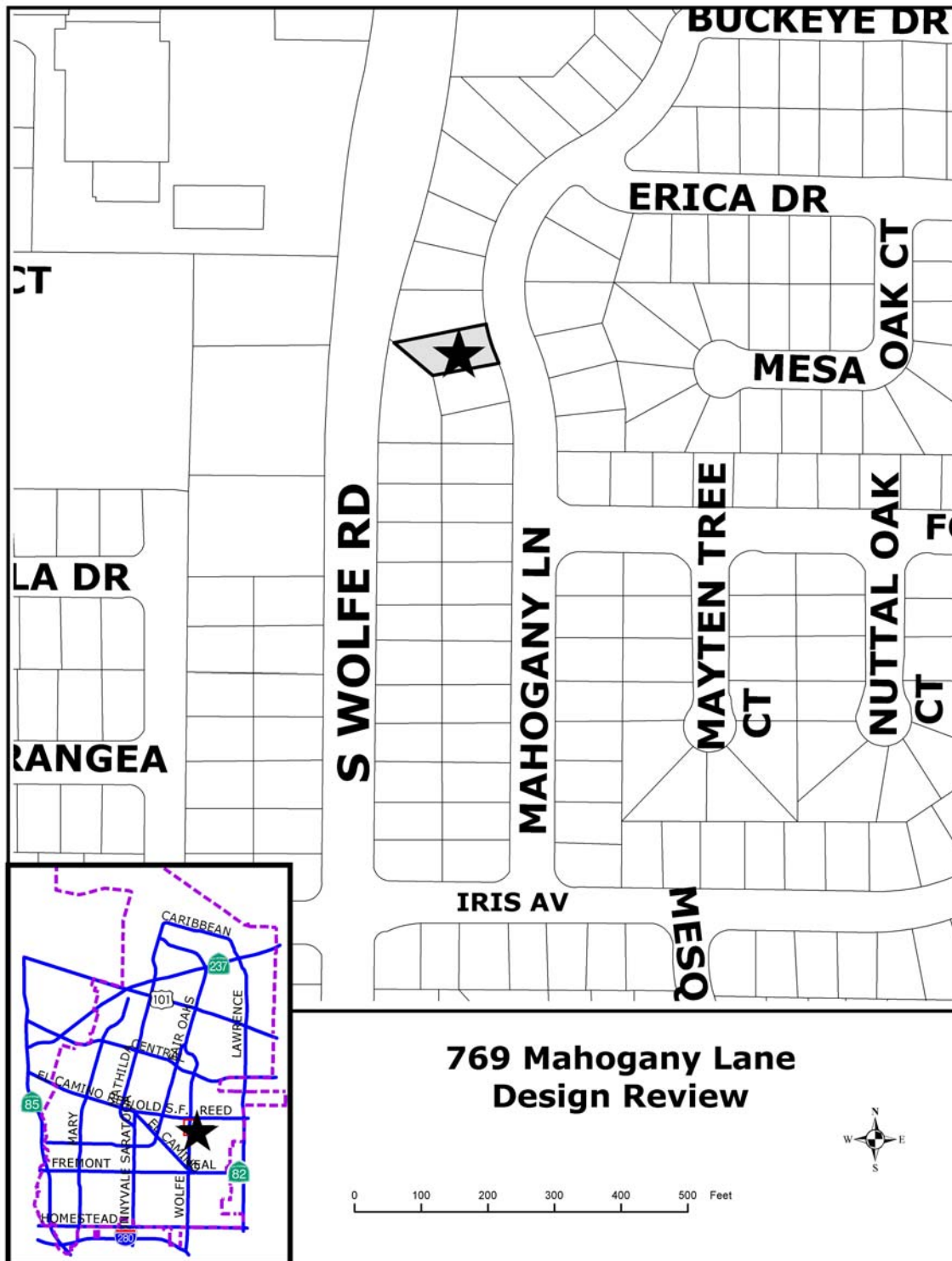
Surrounding Land Uses

North	Single Family Residential
South	Single Family Residential
East	Single Family Residential
West	Single Family Residential

Issues No issues

Environmental Status A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Approve with Conditions



PROJECT DATA TABLE

	<u>EXISTING</u>	<u>PROPOSED</u>	<u>REQUIRED/ PERMITTED</u>
General Plan	Low Density Residential	Same	N/A
Zoning District	R-0	Same	N/A
Lot Size (s.f.)	6,048	Same	6,000 min.
Gross Floor Area (s.f.)	2,705	2,777	N/A
Lot Coverage (%)	28.4%	29.6%	40% max.
Floor Area Ratio (FAR)	45%	46%	45% without PC review
Building Height (ft.)	24'	Same	30' max.
No. of Stories	2	2	2 max.
Setbacks (facing prop.)			
• Front	First Story: 29'-6" Second Story: 50'-6"	Same	First Story: 20' min. Second Story: 25' min.
• Left Side	First Story: 6', 12' total Second Story: 10', 20' total	Same	First Story: 4' min., 12' total Second Story: 7' min., 18' total
• Right Side	First Story: 6', 12' total Second Story: 10', 20' total	Same	First Story: 4' min., 12' total Second Story: 7' min., 18' total
• Rear	First and Second Story: 26'	Same	First Story: 10' min. Second Story: 20' min.
Parking			
• Total No. of Spaces	4	Same	4 min.
• No. of Covered Spaces	2	Same	2 min.

ANALYSIS

Background

Previous Actions on the Site: There are no previous planning applications related to the subject site.

Description of Proposed Project

The applicant is proposing a first-story addition of 72 square feet to the kitchen. The addition would be located on the left side of the house behind the garage, and it would extend the existing kitchen, which is 10 feet from the left side property line, out an additional 4 feet (see Attachment 3). The resulting setback of the kitchen would be 6 feet, matching the setback of the left wall of the garage.

Environmental Review

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 1 Categorical Exemptions include additions to existing facilities up to 50% of floor area or 2,500 square feet.

Design Review

Use: The existing use is a two-story single family home. The addition would increase the size of the kitchen, which is located on the left side of the first floor.

Site Layout: The existing house with the addition would meet all development standards required in an R-0 Zoning District. The existing setbacks would not change as a result of the proposed addition. The addition would bring the left side wall behind the garage flush with the garage wall.

Architecture: The proposed design and exterior materials and colors match the existing house.

Parking: The existing house has a two-car garage and two uncovered parking spaces on the driveway. The addition will not affect existing parking.

Transportation Impact Fee

No transportation impact fee is required for this project.

Compliance with Development Standards

The proposed project meets all development standards required in an R-0 Zoning District.

Expected Impact on the Surroundings

No negative impacts are expected on surrounding properties. The addition would meet setback requirements and would not be visible from the street.

Findings, General Plan Goals and Conditions of Approval

Staff was able to make the required Findings based on the justifications for the Design Review.

- Findings and General Plan Goals are located in Attachment 1.
- Conditions of Approval are located in Attachment 2.

Fiscal Impact

No fiscal impacts other than normal fees and taxes are expected.

Public Contact

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none">• Published in the <i>Sun</i> newspaper• Posted on the site• 39 notices were mailed to adjacent residents and property owners within a three-property radius of the project site	<ul style="list-style-type: none">• Posted on the City of Sunnyvale's Website• Provided at the Reference Section of the City of Sunnyvale's Public Library	<ul style="list-style-type: none">• Posted on the City's official notice bulletin board• City of Sunnyvale's Website• Recorded for SunDial

Staff received no comments from neighbors or other members of the public on this project.

Alternatives

1. Approve the Design Review with the conditions in Attachment 2.
2. Approve the Design Review with modified conditions.
3. Deny the Design Review.

Recommendation

Alternative 1

Prepared by:

Christine Cannizzo
Project Planner

Reviewed by:

Fred Bell
Principal Planner

Reviewed by:

Trudi Ryan
Planning Officer

Attachments:

1. Recommended Findings
2. Recommended Conditions of Approval
3. Site and Architectural Plans

Recommended Findings – Design Review

The proposed project is desirable in that the project's design and architecture conforms with the policies and principles of the Single Family Home Design Techniques.

Single Family Home Design Techniques – Basic Design Principles

Basic Design Principle	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The proposed addition would not alter neighborhood home orientation or entry patterns.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The proposed addition meets setback requirements required in an R-0 Zoning District and would not change the setbacks of the existing home.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	Because the proposed addition would not change the setbacks of the existing home and would not be visible from the street, no impact on neighbors is expected.
<i>2.2.4 Minimize the visual impacts of parking.</i>	The proposed addition would not affect parking.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	Front yard landscaping would not be affected by the proposed addition.
<i>2.2.6 Use high quality materials and craftsmanship</i>	Proposed exterior materials and colors would match the existing house.
<i>2.2.7 Preserve mature landscaping</i>	No mature landscaping would be removed to accommodate the proposed addition.

Recommended Conditions of Approval - Design Review

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review and approval of the Director of Community Development.

1. The one-year expiration date of the Design Review shall be measured from the date of the approval by the final review authority at a public hearing if the approval is not exercised.
2. The Conditions of Approval shall be reproduced on one page of the plans submitted for a building permit for this project.
3. This project must be in substantial conformance with the approved plans. Any major site and architectural plan modifications shall be considered an amendment of the original approval and shall be subject to approval at a public hearing. Minor changes may be approved by the Director of Community Development.
4. Obtain building permits.